



CEDAR67

LOGISTICS PARK

1000 S J Elmer Weaver Fwy, Cedar Hill, TX 75104

AVAILABLE FOR LEASE OR SALE

New Class A, 348,105 SF Logistics Facility



WHIT MADDOX
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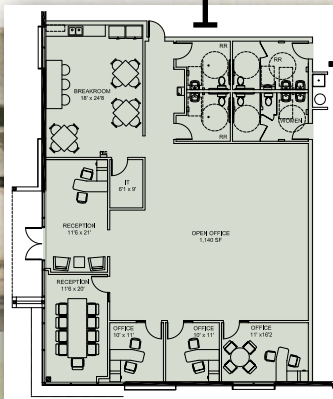
CHRIS DELZELL
+1 646 420 1531
cdelzell@glp.com



SPEC TI

- » 3,344 SF of Spec Office
- » 22 Dock Levelers
- » LED Warehouse Lighting

348,105 SF



SPECS

Building Size:	348,105 SF
Clear Height:	36'
Building Dimensions:	972' x 370'
Column Spacing:	54' x 50'
Loading Bays:	60'
Dock Doors:	100
Ramp Doors:	4
Truck Court:	185'
Trailer Parking:	107
Auto Parking:	Up to 348
Sprinklers:	ESFR
Configuration:	Cross Dock
Roof:	60 Mil TPO, R-20.5, 20-year warranty

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PROPERTY ADVANTAGES

LEED Certified, Class-A logistics facility

Excellent visibility with 1,000+ feet of frontage along US-67

Access to dense labor base and high growth corridors

10 minutes to I-20

Triple Freeport Tax Exemption



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1,000+ FT
OF FRONTAGE

TIDWELL ST



MT LEBANON RD



AMENITIES
1.5 MILES FROM SITE

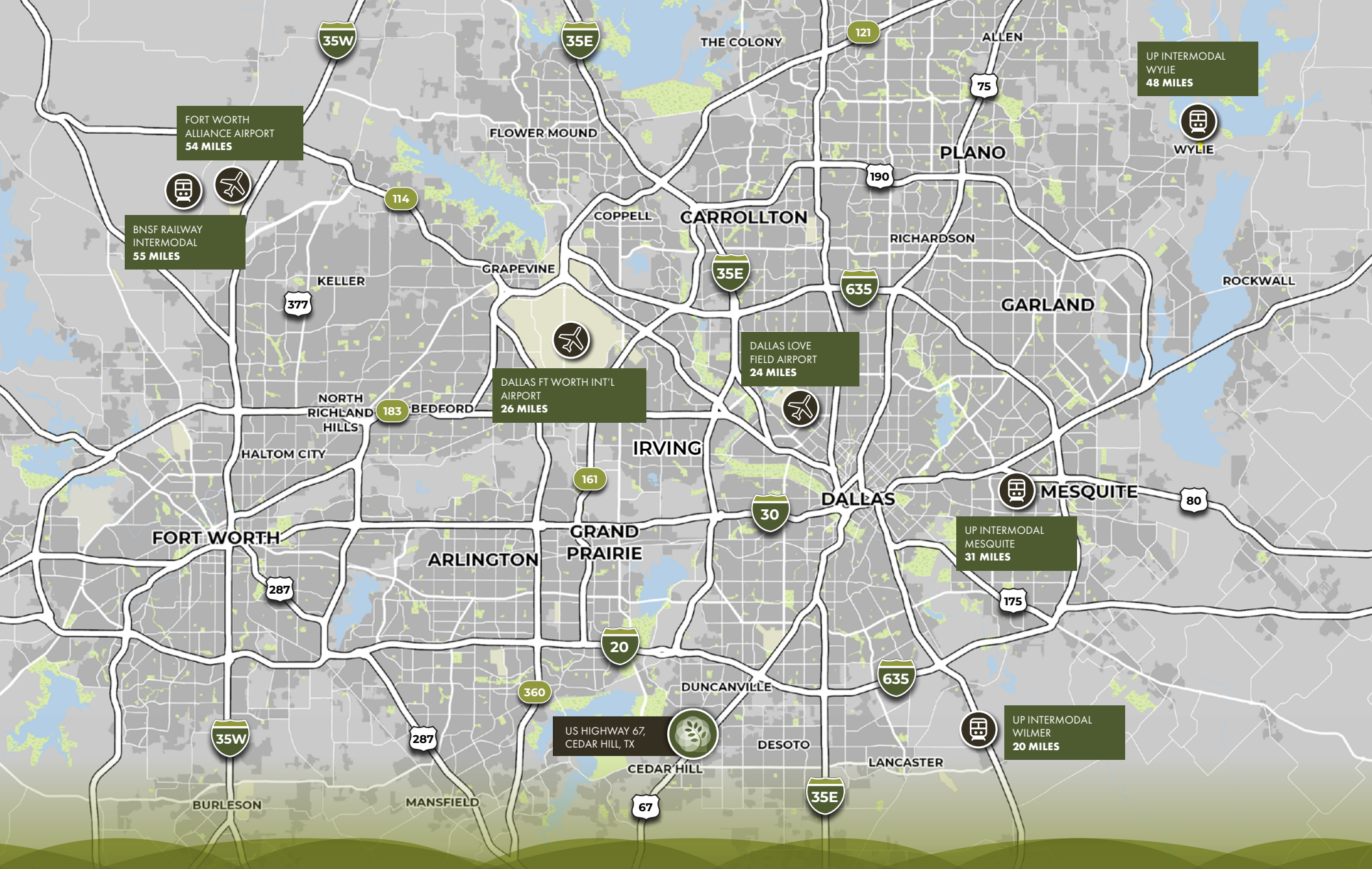
- | | |
|--------------------|--------------------------------|
| Applebee's | Raising Cane's Chicken Fingers |
| Buffalo Wild Wings | Razzoo's Cajun Cafe |
| Burger King | Red Robbin |
| Chicken Express | Salt Grass Steak House |
| Chick-fil-a | Smoothie King |
| Chile's | Starbucks |
| Chipotle | Sonic |
| Domino's Pizza | Taco Bell |
| Dunkin' Donuts | Taco Bueno |
| Fuzzy's Taco Shop | TGI Fridays |
| iHop | The Honey Backed Ham Co. |
| Jack's | Wendy's |
| Joe's Crab Shack | Whataburger |
| KFC | Wing Stop |
| Krispy Kreme | YummiBerry Frozen Yogurt |
| McDonald's | |
| Panera Bread | |
| Papa John's | |



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